



APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-20-06
APPLICANT(S):	Jonathan & Heather Fuller
CONSULTANT(S):	N/A
PROPERTY ADDRESS (PARCEL ID CODE):	97 Stevensville Road (ST097)
ZONING DISTRICT(S):	Water Conservation
INITIAL FILING DATE:	Saturday, May 30, 2020
APPLICATION COMPLETION DATE:	Tuesday, June 9, 2020
SCHEDULED HEARING DATE:	Monday, July 20, 2020
PROJECT DESCRIPTION:	The Applicants are seeking approval to construct a single-family dwelling, which would result in the existing tiny house, currently serving as the single-family dwelling, to be converted to an accessory dwelling.
MOST RELEVANT ULUDR SECTIONS:	§ 5.3 (Site Plan Review) and § 5.4 (Conditional Use Review)
REASON FOR CONDITIONAL USE REVIEW:	Section 4.15.A.2 provides that the construction of a new structure to accommodate a proposed accessory dwelling requires conditional use review. The circumstances in the current application are similar in that a new dwelling is being constructed (though not on point); however, the new structure will be the primary structure – a single-family dwelling. As a result, the existing single-family dwelling, a tiny house, will be converted to accessory structure.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 COULD POTENTIALLY APPLY .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none">The Applicants have obtained a Wastewater System & Potable Water Supply Permit (WW-4-4545-1).
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none">Depending on when the driveway was completed could result in an access permit being required, as there is no record of an access permit in the zoning file:<ul style="list-style-type: none">If the driveway was pre-existing, prior to the submission for a zoning permit to construct the current single-family dwelling, the driveway may not need a permit if no modifications are occurring.If the driveway was not constructed prior to the submission of an application for the tiny house, the Applicants will need to obtain an access permit.